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BUILDING STATISTICS - TASMANIA - DECEMBER QUARTER, 1953.

The Deputy Commonwealth Statistician (Mr. J.C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 31st December, 1953, together with comparable data for preceding periods.

1. DEFINITIONS OF TERMS USED.

A statement of definitions of terms used will be found on page 11.

2. SUMMARY FOR QUARTER ENDED 31ST DECEMBER, 1953.

Statistics of building operations for the quarter ended December, 1953, show that:-

1. The number of houses commenced was considerably lower than in the previous quarter whilst the number completed increased by 53 (see table page 3).
2. The value of new buildings (other than houses) commenced was about the same as in September quarter whilst the value of those completed declined by £183,000 or 24.2 per cent. (See table on page 7).
3. The value of work done on all new buildings (including houses) during December quarter 1953 decreased by £432,000 or 15.5 per cent and with the exception of March quarter 1953 was the lowest recorded since this information was first collected in September Quarter 1951.

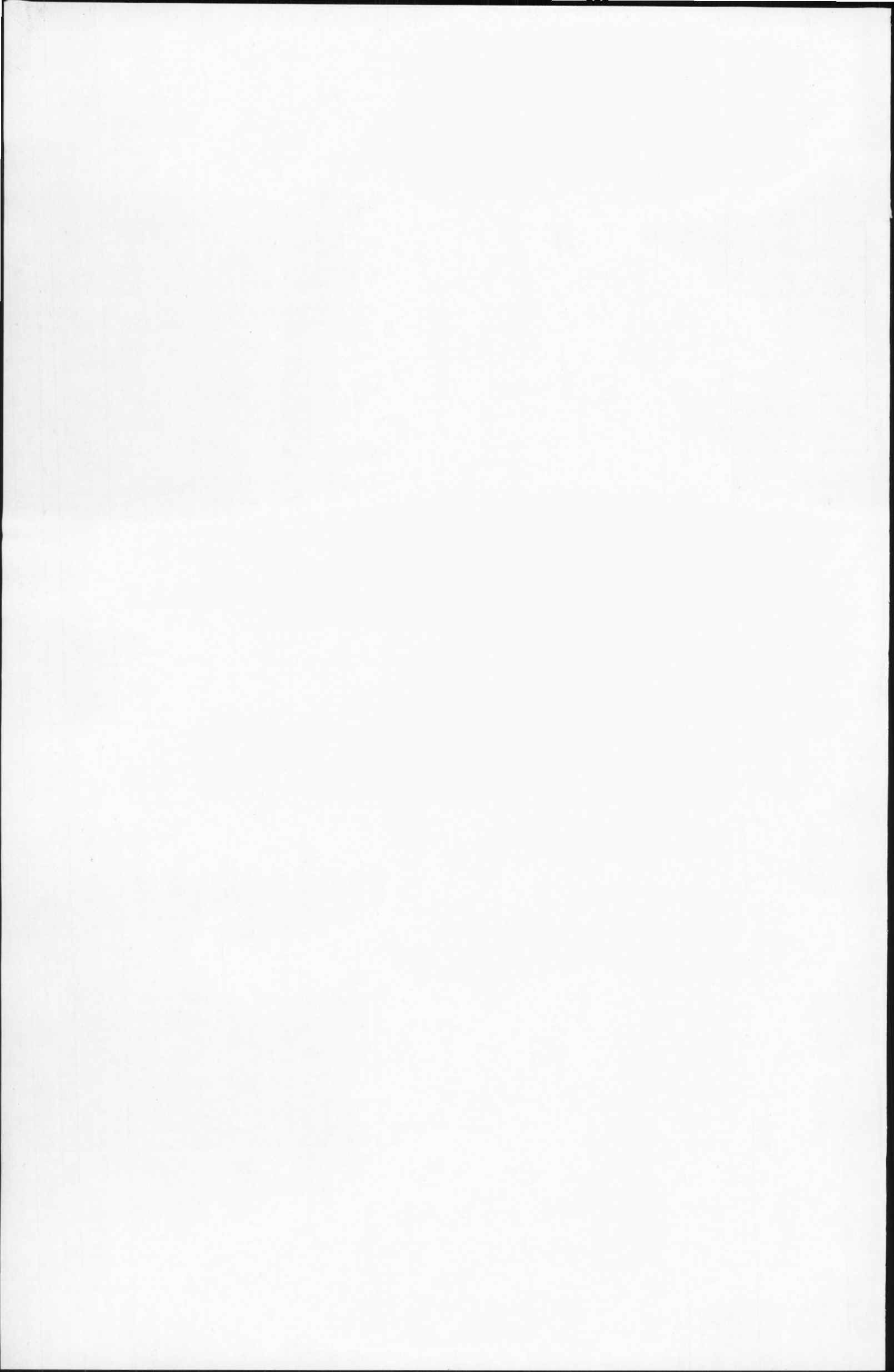
CONSTRUCTION OF NEW BUILDINGS, TASMANIA, DECEMBER QUARTER, 1953.

Description of Building and Construction Agency	Commenced during December Quarter 1953.		Completed during December Quarter 1953.		Under Construc- tion at 31st Dec. '53.		Value of Work done during Dec. Qtr. 1953.
	No. of Bldgs.	Value (a) £'000	No. of Bldgs.	Value (a) £'000	No. of Bldgs.	Value (a) £'000	
1. Houses (b)		£'000		£'000		£'000	£'000
(i) Pte. Contractors							
On Pte. A/c.	188	518	228	660	411	1,272	598
On Govt. A/c.	72	188	90	243	201	566	267
(ii) Govt. Day Labour	43	103	81	204	134	335	184
(iii) Owner-Builders	292	655	262	603	1,377	3,245	695
Total Houses:	595	1,464	661	1,710	2,123	5,418	1,744
2. Flats (c)							
(i) Pte. Contractors-Pte. A/c.	2	6	2	5	17	47	12
(ii) Govt. Day Labour	12	33	-	-	12	33	2
3. Shops with Dwellings							
(i) Pte. Contractors-Pte. A/c.	2	7	4	19	10	39	12
- Gov't. A/c.	1	5	-	-	1	5	1
4. Shops w/out Dwellings							
(i) Pte. Contractors							
On Pte. A/c.	5	18	11	77	14	72	47
On Govt. A/c.	-	-	-	-	1	5	-
5. Hotels, Guest Houses							
(i) Pte. Contractors							
On Pte. A/c.	-	-	-	-	2	103	-
On Govt. A/c.	-	-	-	-	2	30	7
6. Factories -							
(i) Pte. Contractors							
On Pte. A/c.	2	13	3	37	22	1,104	41
On Govt. A/c.	1	33	2	38	6	1,243	72
7. Other New Buildings							
(i) Pte. Contractors							
On Pte. A/c.	21	126	22	139	48	360	124
On Govt. A/c.	32	90	11	198	73	2,079	294
(ii) Govt. Day Labour	-	-	-	-	-	263	6
Total Other New Buildings:	78	331	55	513	212	5,383	616
All new Buildings							
(i) Pte. Contractors							
On Pte. A/c.	220	688	270	937	524	2,997	834
On Govt. A/c.	106	316	103	479	284	3,928	641
(ii) Govt. Day Labour	55	136	81	204	150	631	192
(iii) Owner-Builders	292	655	262	603	1,377	3,245	695
GRAND TOTAL:	673	1,795	716	2,223	2,335	10,801	2,362

(a) When completed, excluding cost of land on which building is erected.

(b) Converted army huts excluded.

(c) Number indicates number of individual flats provided as new buildings.



Persons employed on jobs as at end of December, 1953, as reported by builders, are shown in various categories in the following table. Comparative details for earlier periods will be found on Page 10.

PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA AS AT 31ST DECEMBER, 1953.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on.	No.
Contractors	806	Carpenters	2,677	New Buildings	
Sub-Contractors	551	Bricklayers	361	Houses	2,708
Wage Earners	4,009	Painters	345	Other New Buildings	1,480
		Electricians	167	Additions & Alterations (b)	
		Plumbers	267	Houses	475
		Builders'		Other Buildings	363
		Labourers	955	Repairs & Maintenance (b)	340
		Others	594		
<u>Total:</u>	5,366	<u>Total:</u>	5,366	<u>Total:</u>	5,366

- (a) Includes estimate for persons working on owner-built jobs,
 (b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

3. NEW HOUSES.

1. NEW HOUSES COMPLETED:

During the quarter ended 31st December 1953, 661 new houses were completed compared with 608 in September quarter and 718 in the June quarter 1953. The number of completions in the December quarter in preceding years were 1945 - 113; 1946 - 247; 1947 - 392; 1948 - 564; 1949 - 655; 1950 - 870; 1951 - 1,336 and 1952 - 983.

The 661 new houses completed during December quarter 1953 comprised 103 brick, concrete etc. 43 brick, concrete etc., veneer, 396 wood, 93 prefabricated wood and 26 fibro-cement.

During the quarter 6 new dwellings were provided by the construction of flats and shops with dwellings.

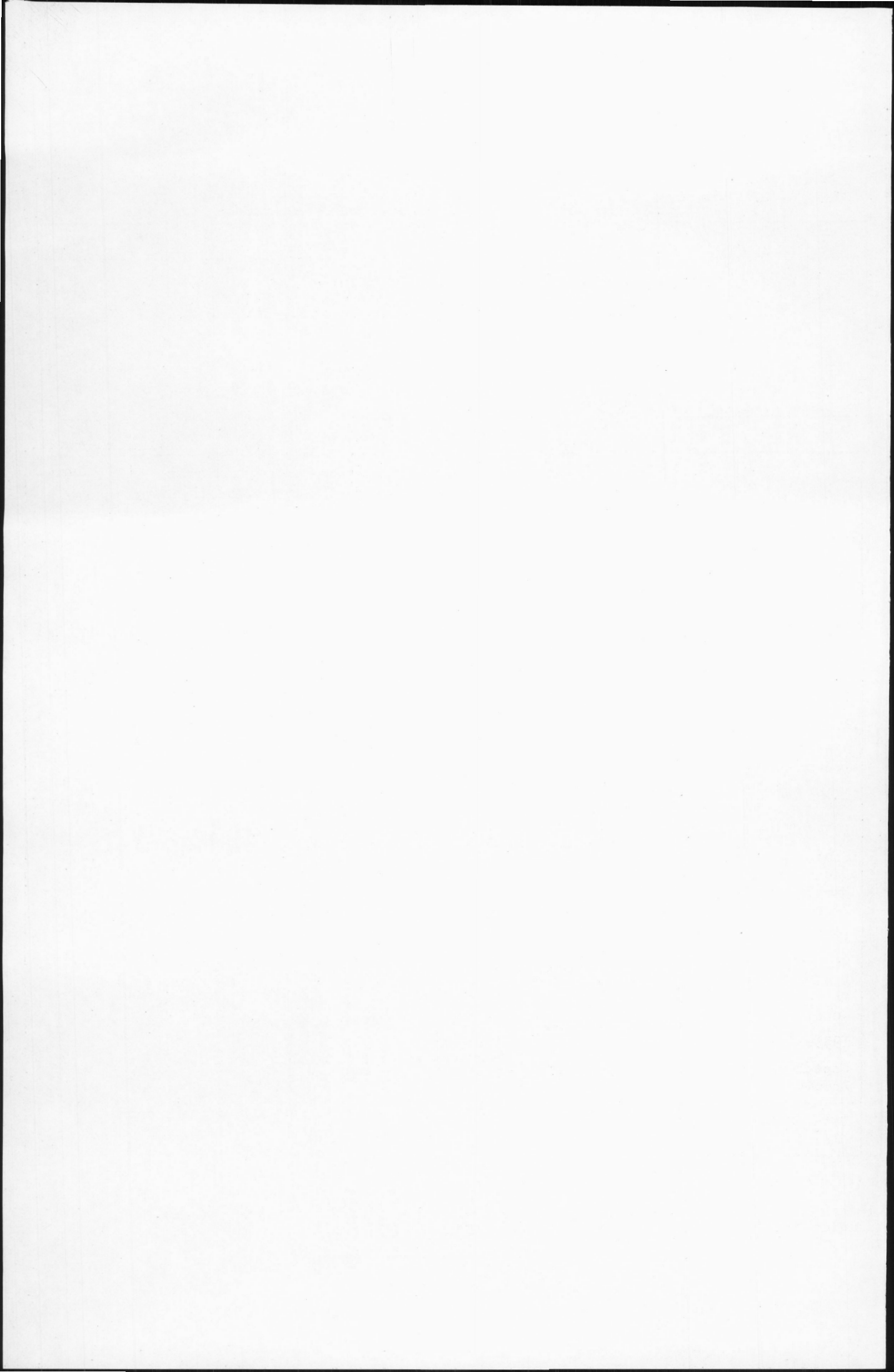
Of the 20,728 houses completed since September 1945 5,145 or 24.8 per cent were of brick, concrete etc; and 15,583 or 75.2 per cent were of wood etc. material.

The average recorded value of each house completed in Tasmania during December quarter 1953 was £3,781 for brick, concrete, etc., £2,286 for each house of wood and £1,538 for each fibro-cement house. The corresponding values in September quarter 1953 were £3,424 for brick, concrete, etc., £2,236 for wood and £2,000 for fibro-cement.

2. NEW HOUSES COMMENCED:

The number of new houses commenced during December quarter, 1953 was 595, a decrease of 88 compared with September quarter 1953.

Since July, 1945 a total of 22,802 new houses has been commenced in Tasmania.



NEW HOUSES UNDER CONSTRUCTION:

The number of new houses under construction at 31st December 1953, was 2,123, a decrease of 66 compared with the September figure of 2,189. Corresponding figures as at 31st December in previous years are as follows: 1945 - 546; 1946 - 1,193; 1947 - 1,847; 1948 - 2,161; 1949 - 3,073; 1950 - 3,447; 1951 - 3,264 and 1952 - 2,317.

The houses under construction at 31st December 1953 were distributed according to materials of outer walls as follows - Solid brick, concrete etc. 489 (23.0%), veneers 233 (11.0%); wood 1,277 (60.1%); prefabricated wood 23 (1.1%) and fibro-cement 101 (4.8%).

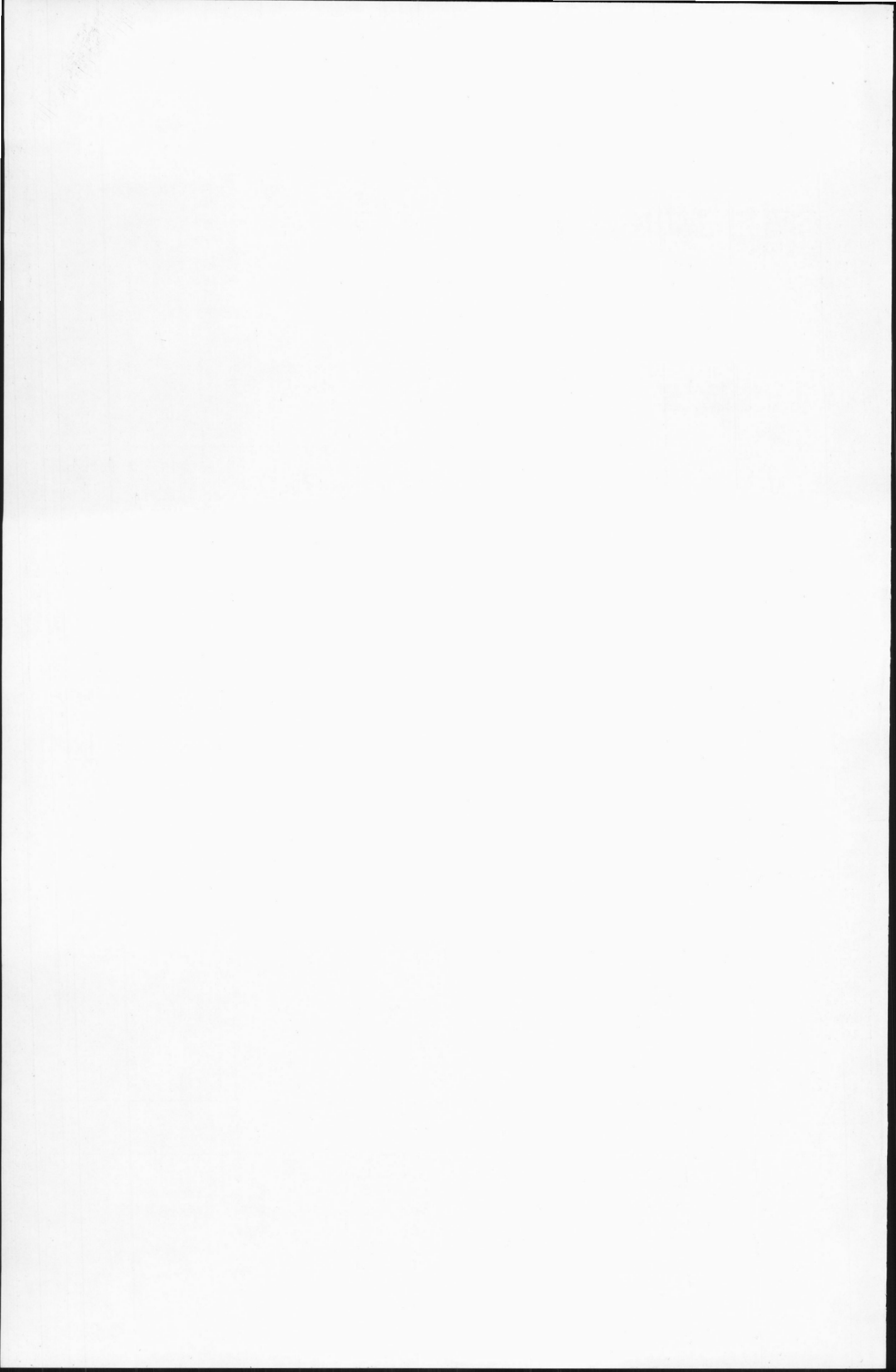
The following table shows in summary form, the number of houses commenced, completed and under construction for the years 1945-46 to 1952-53 and by quarters since 1950-51.

NEW HOUSES - TASMANIA.

Period	Commenced		Completed		Under Construction at end of Period	
	No.	Value £'000	No.	Value £'000	No.	Value £'000
1945-46	1,316 (a)	1,100 (a)	479	453	1,013	1,066
1946-47	1,642	1,854	1,070	1,137	1,557	1,802
1947-48	2,062	2,603	1,544	1,741	2,065	2,742
1948-49	2,849	3,937	2,287	2,992	2,575	3,802
1949-50	3,664	5,839	2,852	4,185	3,357	5,652
1950-51	4,122	7,473	3,914	6,726	3,558	7,090
1951-52	3,584	7,651	3,999	8,157	3,143	7,220
1952-53	2,285	5,322	3,314	7,590	2,114	5,298
1950-51 -						
September Qr.	968	1,635	1,038	1,612	3,280	5,804
December Qr.	1,037	1,809	870	1,485	3,417	6,257
March Qr.	1,031	1,892	966	1,730	3,512	6,385
June Qr.	1,086	2,137	1,040	1,899	3,558	7,090
1951-52 -						
September Qr.	1,097	2,260	1,071	2,102	3,584	7,513
December Qr.	1,016	2,202	1,336	2,663	3,264	7,243
March Qr.	787	1,667	705	1,519	3,346	7,595
June Qr.	684	1,522	887	1,883	3,143	7,220
1952-53 -						
September Qr.	574	1,309	909	1,994	2,808	6,712
December Qr.	492	1,115	983	2,184	2,317	5,667
March Qr.	695	1,618	704	1,723	2,308	5,599
June Qr.	524	1,280	718	1,689	2,114	5,298
1953-54 -						
September Qr.	683	1,635	608	1,527	2,189	5,470
December Qr.	595	1,464	661	1,710	2,123	5,418
Total Since 1/7/45:	22,802	38,878	20,728	36,228	-	-

(a) Estimated; actual figures not collected.

The total number of dwellings according to type, completed and under construction is set out in the following table:-



CONSTRUCTION OF DWELLING, ACCORDING TO TYPE-TASMANIA.

Period	Private Houses				New Flats (Dwellings units (b))	Shops with Dwell- ings	Total
	Brick Concrete etc. (a)	Wood	Fibro. Cement	Other			
Number of Dwellings Completed							
1945-46	111	356	12	-	-	2	481
1946-47	296	756	14	4	21	8	1,099
1947-48	373	1,127	41	3	4	8	1,556
1948-49	534	1,606	140	7	25	28	2,340
1949-50	722	1,955	165	10	24	18	2,894
1950-51	959	2,741	203	6	18	21	3,953
1951-52	982	2,697	312	8	20	28	4,047
1952-53	876	2,189	247	2	14	13	3,341
1952-53 Mar. Qtr.	217	442	44	1	4	5	713
June Qtr.	181	498	38	1	2	4	724
1953-54 Sep. Qtr.	146	436	26	-	-	2	610
Dec. Qtr.	146	489	26	-	2	4	667
Total since 1/7/45:	5,145	14,352	1,191	40	128	132	20,988
Number of dwellings under Construction							
30th June 1946	301	698	11	3	10	6	1,029
" " 1947	474	1,058	23	2	4	8	1,569
" " 1948	633	1,355	74	3	20	14	2,099
" " 1949	862	1,578	134	1	27	15	2,617
" " 1950	1,124	2,067	155	11	17	13	3,387
" " 1951	1,135	2,229	192	2	17	19	3,594
" " 1952	1,087	1,881	174	1	12	15	3,170
30th June 1953	732	1,289	93	-	1	6	2,121
31st Dec. 1953	722	1,300	101	-	29	11	2,163

(a) Includes Veneers.

(b) Conversions into Flats are excluded.

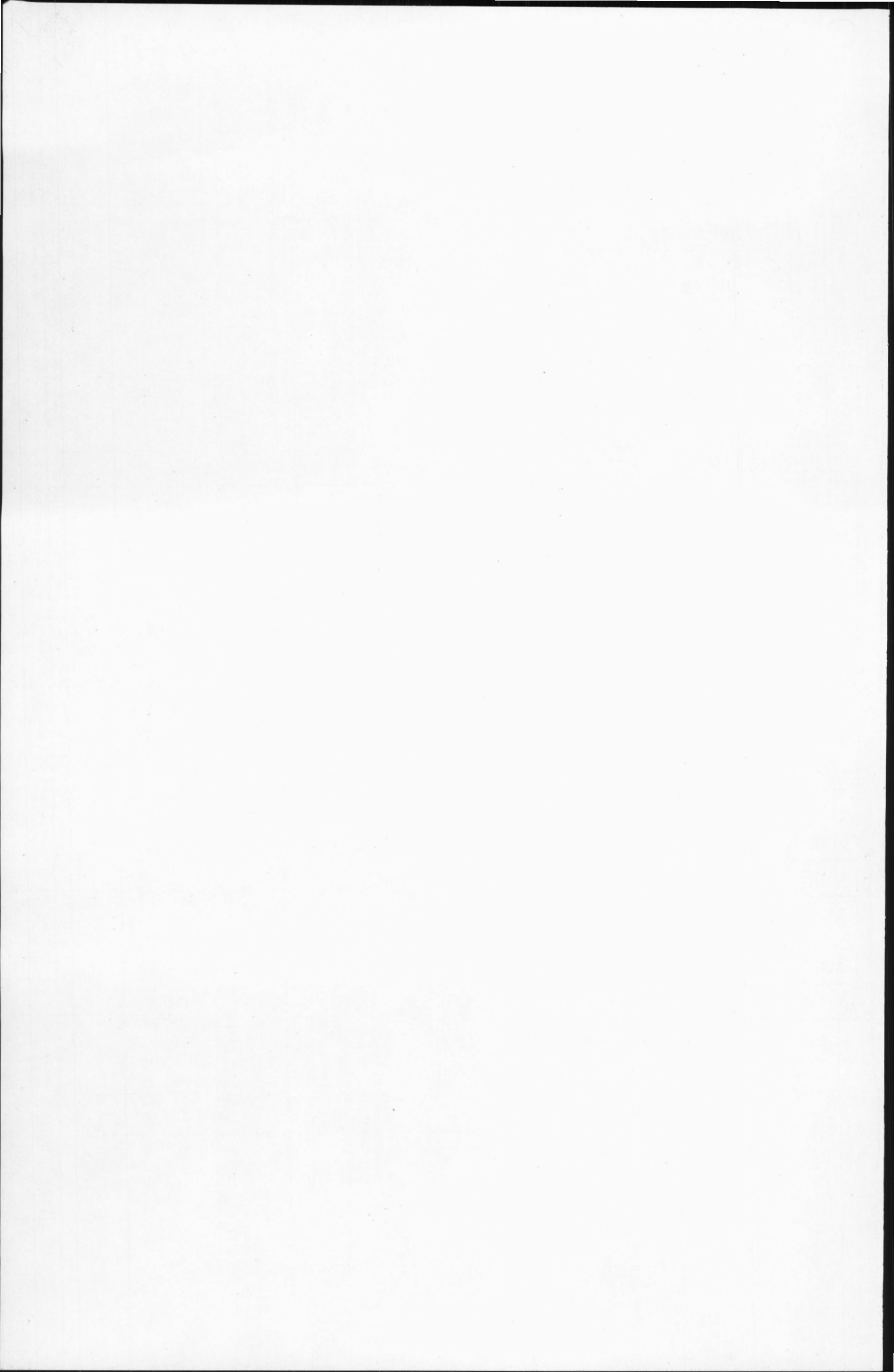
PERCENTAGE DISTRIBUTION & AVERAGE RECORDED VALUE OF EACH TYPE OF NEW HOUSE - TASMANIA.

Period	Percentage Distribution						Average Recorded values of New Houses completed (c)		
	Completed			Under Construction at end of period					
	Brick (a) %	Wood %	Fibro. etc. (b) %	Brick (a) %	Wood %	Fibro. etc. (b) %	Brick (a) £	Wood £	Fibro. (b) £
1945-46	23.2	74.3	2.5	29.7	68.9	1.4	1,252	857	750
1946-47	27.7	70.6	1.7	30.4	68.0	1.6	1,392	939	833
1947-48	24.2	73.0	2.8	30.6	65.6	3.8	1,582	988	841
1948-49	23.4	70.2	6.4	33.5	61.3	5.2	1,830	1,183	782
1949-50	25.3	68.6	6.1	33.5	61.6	4.9	2,012	1,315	926
1950-51	24.5	70.0	5.5	31.9	62.6	5.5	2,340	1,554	1,037
1951-52	24.6	67.4	8.0	34.6	59.9	5.6	2,637	1,862	1,419
1952-53	26.4	66.1	7.5	34.6	60.9	4.5	3,053	2,058	1,642
1952-53 Dec. Qtr.	28.1	63.7	8.2	38.5	56.3	5.2	2,808	2,046	1,580
Mar. Qtr.	30.8	62.8	6.4	34.4	61.1	4.5	3,313	2,077	1,911
June Qtr.	25.2	69.3	5.4	34.6	60.9	4.5	3,116	2,134	1,589
1953-54 Sep. Qtr.	24.0	71.7	4.3	34.1	61.7	4.2	3,424	2,236	2,000
Dec. Qtr.	22.1	74.0	3.9	34.0	61.2	4.8	3,781	2,286	1,538

(a) Includes Stone, Concrete and Veneers.

(b) Fibro-Cement and Other.

(c) Average value is obtained by dividing total number of houses completed into the total value of houses completed as stated by builders. As averages they relate to houses of the size and standard completed in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.



4. NEW HOUSES ACCORDING TO MUNICIPALITIES:

Particulars of building permits issued for houses, and the number and values of houses commenced, completed and under construction, according to local government areas, are shown for December quarter, 1953 in the next two tables:

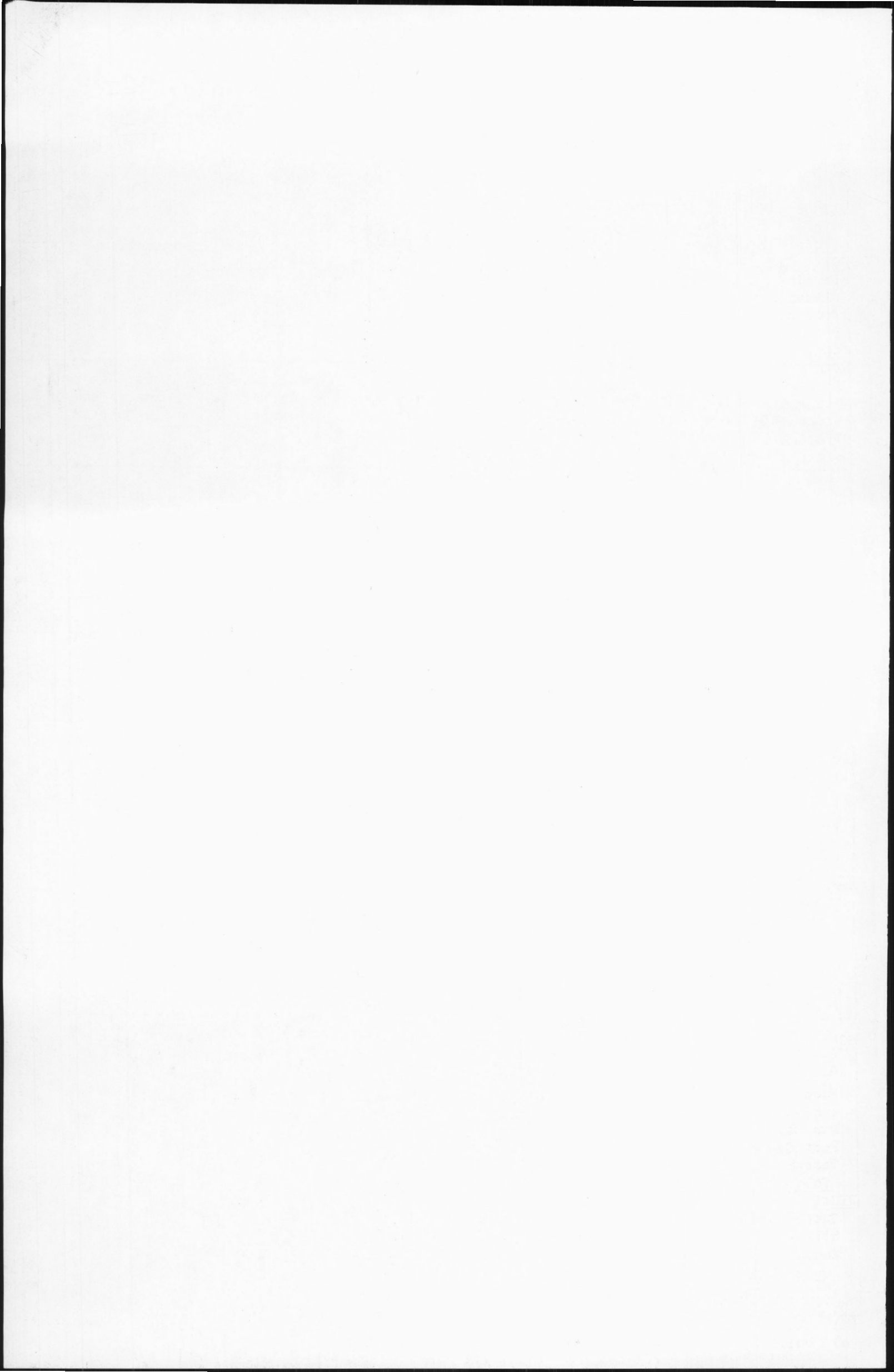
A. SUMMARY: BUILDING PERMITS GRANTED & CONSTRUCTION OF NEW HOUSES, DECEMBER QUARTER, 1953.

Area	Building Permits Granted during quarter.		Commenced during Quarter.		Completed during Quarter.		Under Construct- ion at end of Quarter	
	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000
Hobart, City	71	230	43	140	72	227	191	616
Hobart, Suburbs -								
Clarence (b)	73	190	95	253	122	316	348	955
Kingborough (b)	10	37	13	44	12	38	67	182
Glenorchy	55	154	50	124	52	146	278	723
<u>Total Suburbs:</u>	138	381	158	421	186	500	693	1,860
<u>Total Hobart and Suburbs:</u>	209	611	201	561	258	727	884	2,476
Launceston City	55	165	59	163	49	125	163	435
Launceston Suburbs (b)-								
Beaconsfield	22	54	13	33	13	41	43	120
Evandale	1	2	-	-	1	2	-	-
Lilydale	49	126	50	128	33	85	98	248
St. Leonards	21	54	22	54	15	40	56	145
Westbury	5	10	4	12	4	8	6	15
<u>Total Suburbs:</u>	98	246	89	227	66	176	203	528
<u>Total Launceston and Suburbs:</u>	153	411	148	390	115	301	366	963
All other Areas (c)	286	560	246	513	288	682	873	1,979
Total Tasmania (c)	648	1,582	595	1,464	661	1,710	2,123	5,418

(a) Value when completed.

(b) Suburban areas only of these Municipalities.

(c) Excluding building permit details for those Municipalities which do not require a permit to build.



**B. BUILDING PERMITS ISSUED. CONSTRUCTION OF NEW HOUSES. ORDERING
TO STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS - DECEMBER QUARTER, 1953.**

(Including Owner-built Houses).

Statistical Divisions and Local Government Areas.	Building Per- mits granted during Qtr.		Commenced during Quarter		Completed during Quarter		Under Construct- ion at end of Quarter.	
	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000	No.	Value (a) £'000
URBAN DIVISION:								
Hobart, City	71	230	43	140	72	227	191	616
" Suburbs	138	381	158	421	186	500	693	1,860
Launceston, City	55	165	59	163	49	125	163	435
" Suburbs	98	246	89	227	66	176	203	528
Total Urban Division:	362	1,022	349	951	373	1,020	1,250	3,439
NORTH-WESTERN DIVISION								
Burnie	22	51	27	62	18	48	83	190
Circular Head	23	45	7	12	13	35	22	45
Deloraine	3	6	10	20	7	13	14	41
Devonport	13	27	28	63	28	66	121	273
Kentish	4	4	1	2	6	11	9	15
King Island	4	7	9	24	2	4	17	49
Latrobe	5	11	6	11	1	3	18	37
Penguin	14	21	11	20	7	13	24	49
Ulverstone	8	17	5	10	8	16	33	59
Wynyard	23	41	5	11	8	15	26	53
Total North-Western Div:	119	230	109	235	98	224	367	811
NORTH-EASTERN DIVISION:								
Beaconsfield (b)	10	13	15	21	11	19	62	106
Fingal	7	8	7	11	13	22	8	23
Flinders	-	-	-	-	3	9	1	3
George Town	14	32	2	4	11	48	33	126
Lilydale (b)	-	-	3	5	-	-	7	13
Portland	4	6	4	10	2	4	8	18
Ringarooma	1	1	4	12	1	5	5	11
Scottsdale	7	14	3	11	3	9	13	41
Total North-Eastern Div:	43	74	38	74	44	116	137	343
NORTH-MIDLAND DIVISION:								
Evandale (b)	-	-	1	5	10	18	7	15
Longford	7	15	8	13	8	18	30	55
St. Leonards (b)	-	-	2	4	5	14	27	57
Westbury (b)	1	2	1	2	2	5	13	27
Total North-Midland Div:	8	17	12	29	25	55	77	154
MIDLAND DIVISION.								
Bothwell	-	-	2	4	1	2	2	4
Campbell Town	4	9	3	8	2	5	8	20
Hamilton	25	66	-	-	11	39	-	-
Oatlands	1	3	5	13	6	17	3	9
Ross	-	-	1	2	3	10	4	8
Total Midland Division:	30	78	11	27	23	73	17	41
SOUTH-EASTERN DIVISION.								
Brighton (c)	-	-	-	-	-	-	-	-
Clarence (b)	23	55	17	35	21	43	80	173
Glamorgan	4	4	4	4	5	12	5	7
Green Ponds (c)	-	-	1	2	-	-	1	2
Richmond (c)	-	-	-	-	-	-	2	7
Sorell	17	13	8	3	6	5	23	29
Spring Bay	3	4	7	12	3	7	13	13
Total South-Eastern Div:	47	76	37	61	35	67	124	237
SOUTHERN DIVISION								
Bruny	1	1	1	1	1	1	2	4
Esperance	-	-	4	8	3	7	3	7
Huon	6	9	1	2	3	10	12	23
Kingborough (b)	11	33	11	26	5	9	33	67
New Norfolk	19	39	15	34	24	48	33	70
Port Cygnet	1	2	-	-	-	-	3	6
Tasman	-	-	5	10	2	4	6	11
Total Southern Div:	38	84	37	81	38	70	92	188
WESTERN DIVISION								
Queenstown	1	1	1	3	-	-	4	8
Strahan	-	-	-	-	-	-	-	-
Zeehan	-	-	1	3	25	68	55	197
Total Western Division:	1	1	2	6	25	68	59	205
Total Country Divisions	286	560	246	513	288	682	873	1,979
TOTAL TASMANIA (d)	648	1,582	595	1,464	661	1,710	2,123	5,418

(a) Value when completed. (b) Country sections only of these Municipalities.
(c) Building permits not issued in these municipalities. (d) Excludes building
permit details for those Municipalities which do not issue permits.

NEW BUILDINGS (OTHER THAN HOUSES).

Note: Values quoted exclude the cost of land on which buildings erected.

The value of new buildings (other than houses) completed during December quarter 1953, was £513,000 compared with £756,000 during September quarter 1953 and £516,000 during December quarter 1952. Five new factories valued at £75,000 were completed during the quarter. Other new buildings (included above) completed during the quarter comprised 2 schools, 1 clinic, 3 offices, 6 garages, service stations etc., 1 hospital, 1 church, 1 rail terminus, 3 warehouses and stores, and 16 others.

During the December quarter 1953, the value of new buildings (other than houses) commenced was £331,000 compared with £327,000 in September quarter 1953 and £326,000 in December quarter 1952. Construction of 3 new factories valued at £46,000 was commenced during the quarter ended 31st December 1953.

The value of new buildings (other than houses) under construction at 31st December 1953 was £5,383,000, a decrease of £151,000 compared with September quarter 1953. Comparative values as at 31st December in preceding years are as follows:- 1952 - £6,224,000; 1951 - £5,413,000; 1950 - £4,159,000; 1949 - £2,415,000; 1948 - £1,660,000; 1947 - £1,286,000; 1946 - £591,000; and 1945 - £314,000. The value of factories under construction at 31st December 1953 was £2,347,000 or 43.5 per cent of the total value of all buildings (other than houses) under construction at that date.

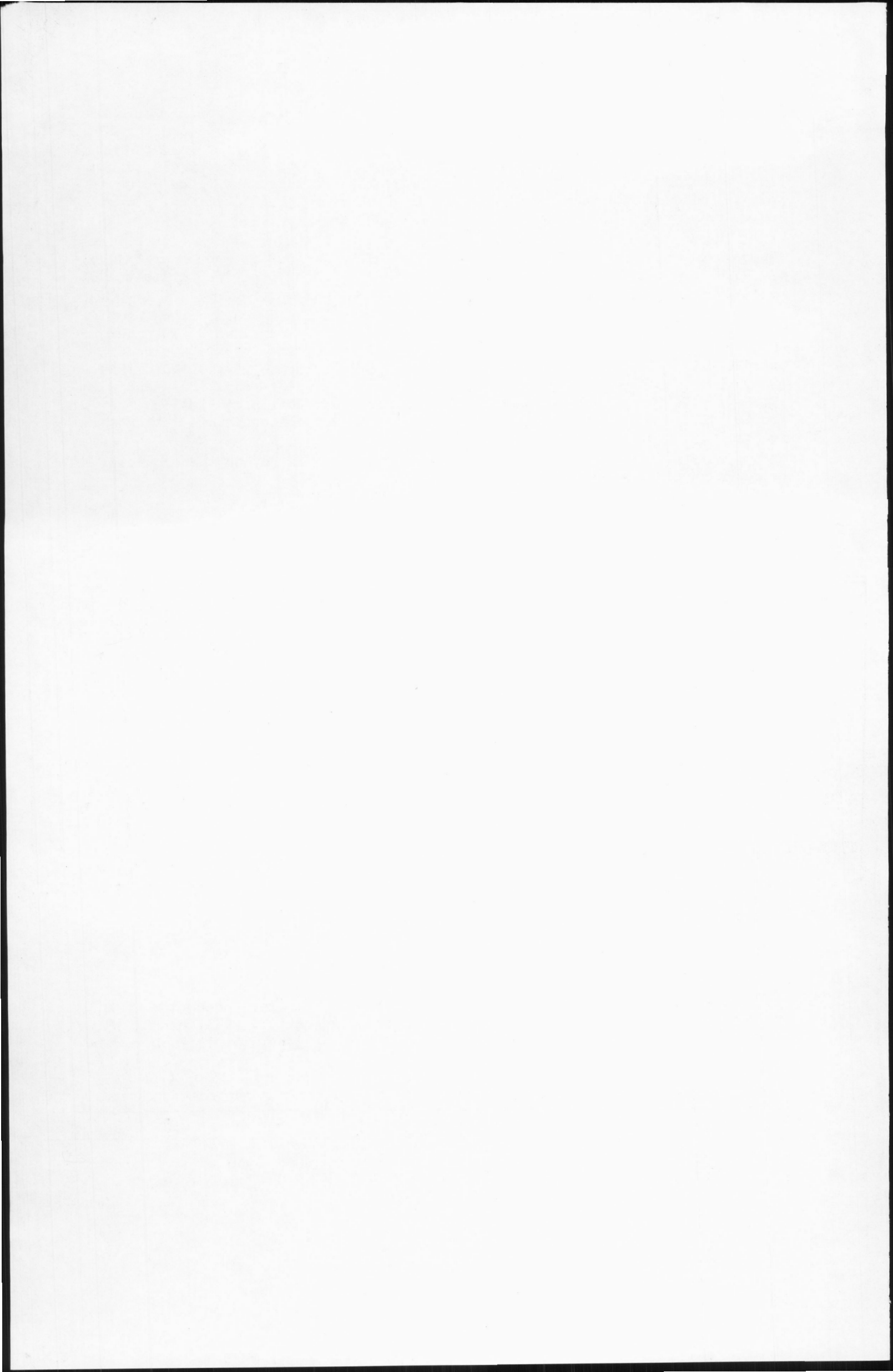
Progress made in the construction of new buildings (other than houses) is shown in the next table.

VALUE OF NEW BUILDINGS (OTHER THAN HOUSES).

(Unit : £'000)

Period	Flats	Shops with Dwelling	Shops Without Dwelling	Hotels Quest. Houses etc.	Factories	Other New Bldgs.	Total New Bldgs.
<u>COMMENCED DURING PERIOD.</u>							
1945-46 (a)	-	-	-	-	-	-	-
1946-47	10	12	39	41	458	304	864
1947-48	25	26	40	57	311	545	1,004
1948-49	43	36	38	229	454	634	1,434
1949-50	24	36	64	97	899	1,420	2,540
1950-51	27	60	123	130	465	2,058	2,863
1951-52	29	52	103	332	955	1,882	3,353
1952-53	10	39	96	54	218	873	1,290
1952-53 - June Qr.	-	11	23	33	88	198	353
1953-54 - Sept. Qr.	40	8	74	9	10	186	327
Dec. Qr.	32	12	18	-	46	216	331
Total since 1/7/45.	247	281	595	949	3,816	8,118	14,006
<u>COMPLETED DURING PERIOD.</u>							
1945-46	-	3	6	-	11	154	174
1946-47	17	9	12	4	51	187	280
1947-48	5	16	23	17	310	167	538
1948-49	29	30	32	107	334	286	818
1949-50	28	35	66	85	563	380	1,157
1950-51	28	70	74	26	701	778	1,677
1951-52	40	62	152	115	705	1,270	2,344
1952-53	36	56	84	370	516	2,013	3,075
1952-53 - June Qr.	4	17	19	-	198	776	1,014
1953-54 - Sep. Qr.	-	5	8	77	156	510	756
Dec. Qr.	5	19	77	-	75	337	513
Total since 1/7/45:	188	305	534	901	3,422	6,082	11,432
<u>UNDER CONSTRUCTION</u>							
30th June 1946	8	10	6	8	125	180	337
" " 1947	5	16	30	43	533	330	957
" " 1948	24	27	48	81	738	406	1,404
" " 1949	33	29	66	211	860	871	2,070
" " 1950	32	35	62	169	1,222	1,818	3,338
" " 1951	35	51	113	392	1,329	3,168	5,088
" " 1952	32	55	54	601	1,032	3,976	6,550
31st Mar. 1953	10	51	67	168	1,867	3,619	5,782
30th June 1953	6	46	72	202	1,816	3,054	5,196
30th Sep. 1953	46	50	138	133	2,357	2,810	5,534
st Dec. 1953	80	44	77	133	2,347	2,702	5,383

(a) Information not collected.



VALUE OF ALL BUILDINGS.

The value of all new buildings including houses completed in Tasmania during December quarter, 1953, was £2,223,000 a decrease of £60,000 compared with September 1953 and £477,000 less than the December 1952 figure. New houses valued at £1,710,000 comprised 76.9 per cent of the total value of completions.

The value of new buildings commenced during December quarter 1953, was £1,795,000 a decrease of £167,000 compared with September 1953 figure and £354,000 more than the December 1952 figure.

The value of new buildings under construction at 31st December 1953 was £10,801,000 a decrease of £20,300 compared with September 1953 figures.

The corresponding value at 31st December 1952 was £11,981,000

In comparing these values due allowance should be made for any movement in building costs.

The following table summarizes the value of all new buildings commenced, completed, and under construction since 30th June, 1946.

VALUE (WHEN COMPLETED) OF ALL NEW BUILDINGS, TASMANIA.

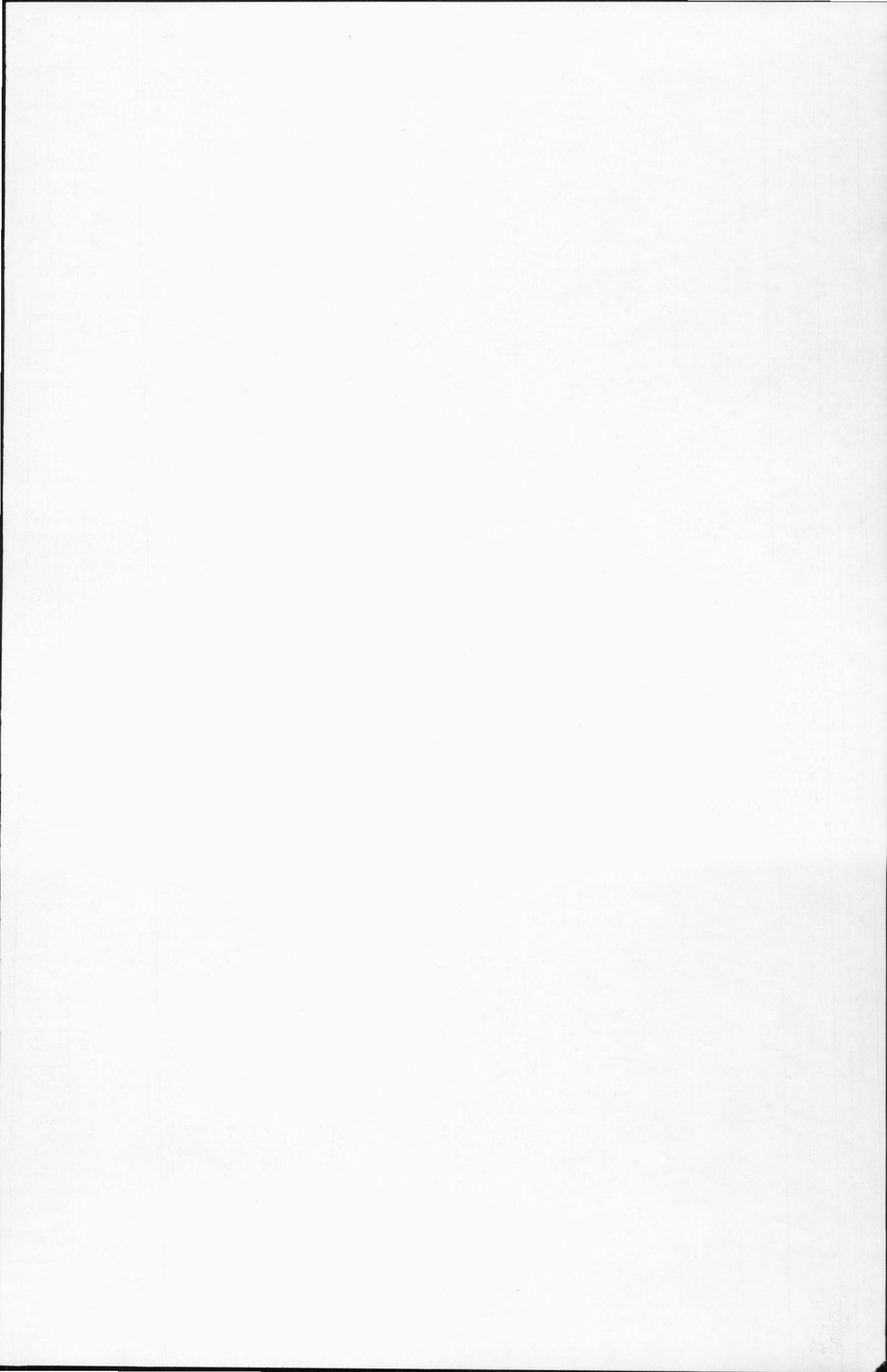
Period	Commenced during Period	Completed during Period	Under Construction at end of Period
Year ended 30th June, 1946	(a)	627	1,403
" " " " 1947	2,718	1,417	2,759
" " " " 1948	3,607	2,279	4,146
" " " " 1949	5,371	3,810	5,872
" " " " 1950	8,379	5,342	8,990
" " " " 1951	10,336	8,403	12,178
" " " " 1952	11,104	10,511	13,770
" " " " 1953	6,611	10,665	10,494
1952-53 December Quarter	1,441	2,700	11,981
March Quarter	1,933	2,495	11,381
June Quarter	1,633	2,603	10,494
1953-54 September Quarter	1,962	2,283	11,004
December Quarter	1,795	2,223	10,801

(a) Not available.

6. VALUE OF WORK DONE ON NEW BUILDINGS.

The value of work done on new buildings has been calculated from data collected on builders' returns. According to the information recorded of these returns, the value of work done during the December quarter, 1953, was £2,362,000 compared with £2,794,000 in September quarter 1953, and £2,555,000 in December 1952. Of the December quarter total, £1,744,000 or 73.7 per cent represented value of work done in respect of houses. Hobart and suburbs accounted for £1,976,000 or 41.3 per cent of the total value; Launceston and suburbs for £478,000 or 20.2 per cent and the rest of the State for £908,000 or 38.5 per cent.

For details of December quarter 1953 and comparative statements showing figures for each quarter since December quarter 1951, see the following page -



VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING DECEMBER QUARTER, 1953.

Description of Building	Hobart			Launceston			Rest of State	Total Tasmania	Percentage of Total %
	City	Sub-urbs	City & Suburbs	City	Sub-urbs	City & Suburbs			
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Houses -									
Brick, Concrete etc. (a)	80	100	180	107	67	174	182	536	22.7
Wood	73	411	484	58	162	220	458	1,162	49.1
Fibro-Cement	3	2	5	4	6	10	31	46	1.9
Other	-	-	-	-	-	-	-	-	-
Total Houses:	156	513	669	169	235	404	671	1,744	73.7
Flats	7	6	13	1	-	1	-	14	0.6
Shops with dwellgs.	3	2	5	1	1	2	6	13	0.6
Shops w/c Dwellgs.	1	25	26	7	1	8	13	47	2.0
Hotels, Guest Houses etc.	2	-	2	-	-	-	4	6	0.3
Factories	14	24	38	5	-	5	70	113	4.8
Other new Bldgs.	186	37	223	45	13	58	144	425	18.0
Total Other Bldgs:	213	94	307	59	15	74	237	618	26.3
Total New Bldgs:	369	607	976	228	250	478	908	2,362	100.0
Percentage of Total:	15.6	25.7	41.3	9.7	10.6	20.2	38.5	100.0	

(a) Includes Venecers.

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA - SUMMARY.

(UNIT : £'000).

Period	Hobart			Launceston			Rest of State	Total Tasmania
	City	Sub-urbs	City & Suburbs	City	Sub-urbs	City & Suburbs		
1951 Dec. Qtr.	432	880	1,312	453	138	591	1,497	3,400
1952 Mar. Qtr.	334	585	919	369	137	506	1,221	2,646
June Qtr.	423	474	897	326	137	463	1,333	2,693
Sep. Qtr.	322	671	993	350	122	472	1,357	2,822
Dec. Qtr.	440	417	857	271	117	388	1,310	2,555
1953 Mar. Qtr.	409	457	866	191	85	276	1,152	2,294
June Qtr.	521	633	1,154	359	114	473	964	2,591
Sep. Qtr.	340	714	1,054	207	151	358	1,382	2,794
Dec. Qtr.	369	607	976	228	250	478	908	2,362

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA - SUMMARY.

Period	New Houses		Other New Buildings		All Buildings
	£'000	%	£'000	%	
1951 Dec. Qtr.	2,422	71.2	978	28.8	3,400
1952 Mar. Qtr.	1,924	72.7	722	27.3	2,646
June Qtr.	1,712	63.6	981	36.4	2,693
Sep. Qtr.	2,001	70.9	821	29.1	2,822
Dec. Qtr.	1,678	65.7	877	34.3	2,555
1953 Mar. Qtr.	1,624	70.8	670	29.2	2,294
June Qtr.	1,745	67.3	846	32.7	2,591
Sep. Qtr.	1,766	63.2	1,028	36.8	2,794
Dec. Qtr.	1,744	73.7	618	26.3	2,362

7. PERSONS WORKING ON NEW BUILDINGS.

Note: The figures quoted below include estimates for persons working on owner-built houses, but exclude principals and their employees engaged solely on alterations and additions.

There were 5,366 persons including 1,357 working principals engaged on the construction of new buildings at 31st December 1953. Of these 2,677 were carpenters by trade, 361 bricklayers, and 955 builders' labourers.

The number of persons engaged at 31st December each year is as follows:- 1946 - 3,099; 1947 - 4,063; 1948 - 4,849; 1949 - 5,901; 1950 - 6,821; 1951 - 7,321; 1952 - 5,865 and 1953 - 5,366. Of the latter number, 3,859 were working on private contract jobs, 750 on owner built houses and 757 on Government day Labour projects. The returns indicated that 2,708 were working on new houses, 1,480 on other new buildings, 475 on alterations and additions to houses, 363 on alterations and additions to other buildings, and 340 on repair and maintenance work.

Details of the number of workers classified according to type of occupation at 30th June 1946 and earlier dates are as follows:

WORKERS (a) ENGAGED ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA.

Occupation	30th June								31st December
	1946	1947	1948	1949	1950	1951	1952	1953	1953
Carpenters	1,083	1,750	2,048	2,699	3,152	3,605	2,933	2,994	2,677
Bricklayers	217	257	284	370	402	536	429	396	361
Painters	207	214	248	288	360	467	379	400	345
Electricians	79	123	137	161	208	226	170	190	167
Plumbers	140	150	206	238	266	312	270	261	267
Builders' Labourers	466	721	770	1,172	1,303	1,603	1,313	1,133	955
Others	322	424	603	642	739	771	523	556	594
<u>Total Workers:</u>	<u>2,514</u>	<u>3,639</u>	<u>4,296</u>	<u>5,570</u>	<u>6,430</u>	<u>7,520</u>	<u>6,017</u>	<u>5,930</u>	<u>5,366</u>

OCCUPATIONAL STATUS.

Contractors (a)	330	578	716	913	1,159	1,153	1,000	834	806
Sub-Contractors (a)	232	297	375	421	506	675	469	573	551
Wage Earners	1,952	2,764	3,205	4,236	4,765	5,692	4,548	4,447	4,009

(a) Actually working on jobs.

3. DEFINITIONS OF TERMS USED.

Owner-Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor.

Commenced: A building is regarded as having been commenced when work on foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.

Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.

Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.

Employment: The figure of employment relates to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.

Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.

All figures in this Bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings.

Alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who engaged in those operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

J. C. STIMPSON,
Deputy Commonwealth Statistician.

Commonwealth Bureau of Census & Statistics,
Tasmania Branch,
T.E.G. Building,
Hobart.

24th March, 1954.

